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BOSTON REDEVELOPMENT Library

Stephen Meacham
10/4/72

I. INTRODUCTION - SUMMARY

The South Boston P.D. contains 2403 acres. Much of this area is taken up by industry, warehouse, wharves, and Navy activities. This includes a western strip along the Southeast Expressway and the entire northern half of the district, from the Fort Point Channel in the west to the Naval Annex.

The residential area is divided into 3 areas. One is the eastern grid running along the Broadway - L St. axis, which contains the better housing, the higher incomes, the higher rents, etc. These qualities are most marked in the extreme southeast near Pleasure Bay and the L St. Beach and least marked in the north (tract 605). The area generally includes census tracts 601-605, and BG 1 of 610.

BIND

A second, western grid runs into the eastern at a 45 angle and has rents, incomes, housing, etc., a cut below the first grid. It generally includes tr 606, 608, 609.

The third area I consider to be the 3 large public housing projects. They are not contiguous and are quite different from each other, but together they often provide striking contrasts to the rest of South Boston. The projects vertually competely take up tracts 607, 610 (BG2,3), and 611.

Tracts 612-14 are border districts, not conspicuously part of any grid pattern, though 612 and 613 form a mini grid between 2 public housing projects and often act together statistically. These tracts, especially 614, may be most affected by social and economic forces outside the district.

South Boston
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Besides losing much of its population in absolute terms in the last 20 years, South Boston has a smaller proportion of the city's population than in 1950. This decline was much sharper from 50-60 than from 60-70.

TABLE 1	1950	50-60 % change	1960	60-70 %change	1970	50-70 %change
S.B.	55,670	-21.0	43,959	-12.4	38,488	-33.4
City	801,444	-12.9	698,081	- 8.2	641,071	-20.0
% of City Total	6.95		6.30		6.00	

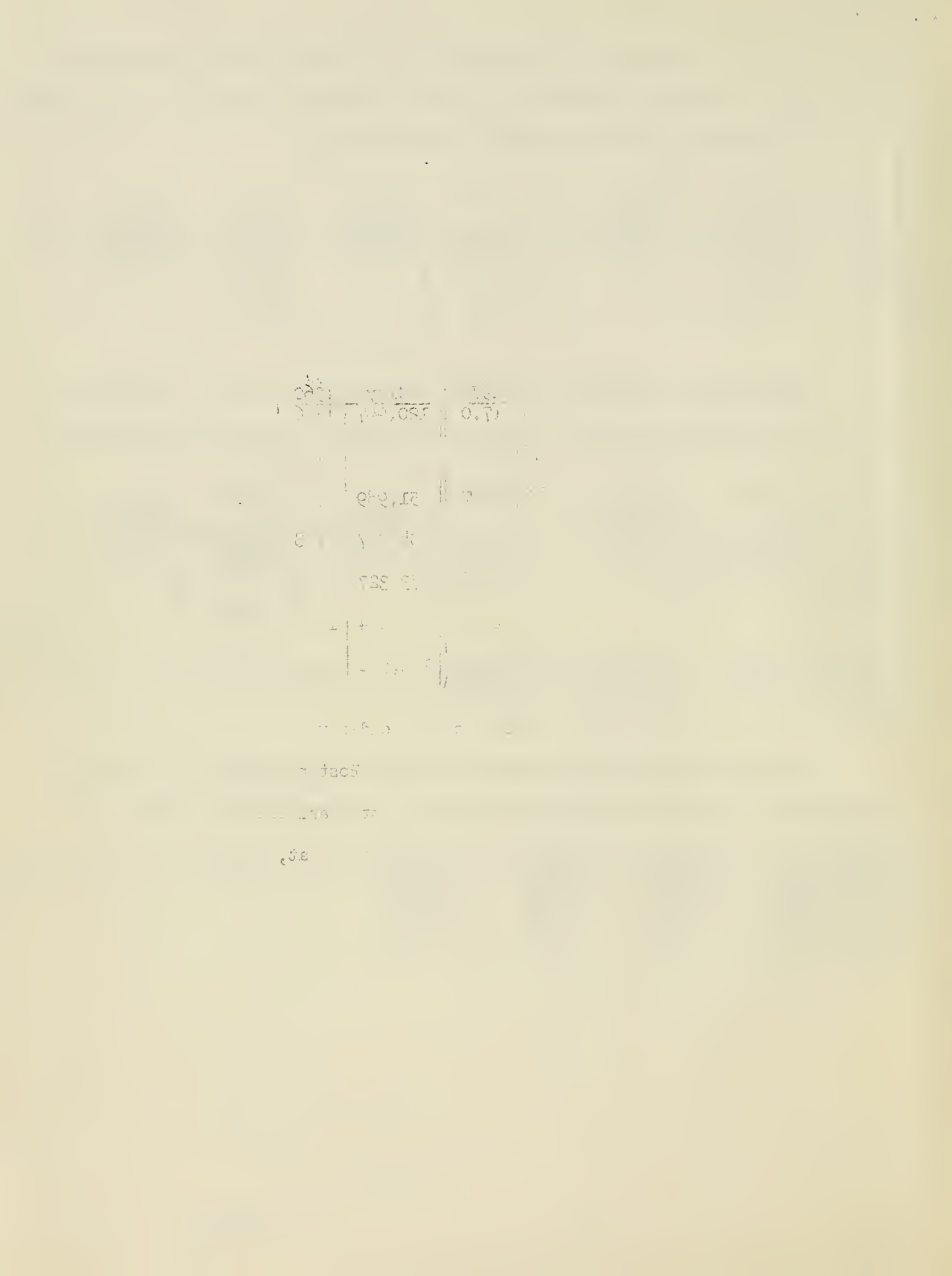
South Boston steadily lost housing units from 1950 - 1970. Its share of the city's stock declined as well during the 1st decade but increased from 60-70.

TABLE 2	1950	50-60 % change	1960	60-70 %change	1970	50-70 %change
S.B.	15,178	- 4.1	14,555	- 2.0	14,259	- 6.1
City	222,079	7.5	238,816	- 2.7	232,448	4.7
% S.B. / City	6.83		6.09		6.13	

TABLE 3	1950	1960	1970
S.B.	3.7	3.0	2.7
City	3.6	2.9	2.7

Population and housing density have both decreased steadily. The same is true for Boston except for an increase in housing unit density from 50-60.

TABLE 4	1950	1960	1970
S.B.pers/acre	23.17	18.29	16.02
City pers/acre	24.55	21.38	19.64
S.B.dir's/acre	6.32	6.06	5.93
City dir's/acre	6.80	7.31	7.12



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II. STATISTICAL DATA

A. POPULATION
1. AGE GROUPS

In the last decade, South Boston's population of young kids and younger middle-aged decreased both absolutely and proportionately, while its population of elderly and young adults (20-24) increased in both ways.

Age(yrs.)	# S.B. - 1960	% 1960	# S.B. - 1970	% 1970	# City 1960	% 1960	# City 1970	% 1970
0 - 9	9,167	20.8	6,568	17.0	120,947	17.6	101,624	15.9
10-14	3,981	9.1	3,666	9.5	50,865	7.3	51,057	8.0
15-19	3,247	7.4	3,346	8.7	51,989	7.4	61,060	9.5
20-24	2,766	6.3	2,968	7.7	54,547	7.8	77,103	12.0
25-44	10,787	24.6	7,542	19.6	173,327	24.8	140,072	21.9
45-54	4,932	11.2	4,642	12.1	83,874	12.0	65,457	10.2
55&	9,079	20.6	9,739	25.3	162,532	23.3	144,549	22.5

Differences with the city exist for the elderly and "young adults." While the 55 and over population increased in South Boston, it declined in the city (65 and over increased). While both South Boston and the city experienced increases much more dramatic, Census tract data shows that, while few tracts contradict the decreasing trends, the increasing trends are each supported by only 1/2 the tracts.

Analysis of census tracts reveals a number of age concentrations within South Boston. The eastern grid tracts show concentration in the middle ages (25-44), population falling off proportinately in older age groups until these tracts are definitely below avr. in the 75(+) age group. The one eastern tract contradicting this analysis is 604, which has a 96 unit elderly project.

The western grid conforms almost completely to the South Boston average, with the exception of 608 which has an 84 unit elderly project.

The tracts dominated by ~~family (family design) ph~~ public housing designed for families? very greatly according to how much these units have been occupied by elderly. (Either elderly at time of occupancy or elderly becuase of long term residence). Tract 607, with the ~~p.h.~~ public ho... most clearly family ~~rented~~ oriented, has the largest concentration of kids in South Boston and a low proportion of elderly. Tract 611 has no concentration of young and the largest concentration of elderly. Block groups 2 and 3 of Tract 610 has large concentration of kids and elderly, though neither as large as 607 and 611.

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2. Racial Characteristics

While non-whites have increased in number over the last 2 decades, they are still scarce in South Boston relative to the City.

	TOTAL	WHITE	BLACK	OTHER NON-WHITE
S.B. #	38,488	37,798	388	285
%	100.0	98.2	1.0	.8
City #	641,071	524,588	104,685	11,649
%	100.0	81.8	16.3	1.9

	1950 N.W.			Abs.	1960 N.W.			Abs.	1970 N.W.		
	Total	#	%	changes	Total	#	%	change	Total	#	%
S.B.	55,670	64	.11	+ 58	43,959	122	.28	+ 551	38,488	673	1.7
City	801,444	42,744	5.3	+25,730	698,081	68,504	9.8	+47,830	641,071	116,334	18.2

Black and other ~~N.W.~~ non-white races ~~both~~ have age districtions different from that of South Boston as a whole. They have much higher proportions of young (0-14) and lower proportions of people over 35.

	0-14	15-24	25-34	35-64	65+	Total
TOTAL #	10,234	6,314	3,795	12,672	5,456	38,488
%	26.6	16.4	9.9	37.4	14.2	100.0
Black #	209	46	53	53	15	376
%	55.6	12.2	14.1	14.1	4.0	100.0
Other #	99	35	43	51	15	243
%	40.7	14.4	17.7	21.0	6.2	100.0

Blacks are concentrated in 3 housing projects: "D" St. (Tract 607) has 173, Old Colony (Tract 610, block groups 2&3) has 84, and Harber Village (Tract 611) has 71. That accounts for 85% of South Boston's blacks. ✳

Other non-white's are much more scattered, though 35% of them do live in the same 3 projects.

Numbers of males and females do not differ significantly for blacks (F/M = 1.6) an other non-white's (F/M - 1.06). The greatest variation is among blacks in the age groups 25-34 (F/M - 1.30).

3. Household Description

South Boston follows the city quite closely in the distribution of household size, with a slightly higher proportion of 1 person household's and 5 or + person household's and slightly smaller proportions of 2-4 person households.

	Total Occ Units	1 per	2 pers	3 pers	4 pers	5 pers	6 pers	7 pers	8 pers
S.B. #	13,375	4,183	3,497	1,840	1,387	987	623	446	412
%	100.0	31.3	26.2	13.8	10.4.	7.4	4.7	3.3	3.1
City #	217,478	62,962	62,202	32,854	23,735	15,005	9,298	5,646	5,768
%	100.0	28.9	28.6	15.1	10.9	6.9	4.3	2.6	2.7

Patterns at the tract level are difficult to identify, but some are worth noting. The eastern grid has a low proportion of 1 persons household's (more marked if the elderly project in 604 is ~~considered~~ separated out), a higher proportion of 3 and 4 persons household's than the South Boston average, indicating a predominance of young families.

The public housing tracts exhibit a household size distribution which corresponds to age of population. Tract 607 has a normal proportion of 1-person household's, tract 610 (BG 2&3) a larger one, and tract 611 (with many elderly) the largest proportion of 1 persons households in South Boston. The presence of many kids in 607 and, to a lesser degree, in 610 shows a few small households and many large households proportionately.

Tracts 612 and 613 have relatively few large household's but differ on all other sizes. The lie between two p.h. tracts.

Tract 608 shows its elderly housing project through a large proportion of 1 person households.

Tract 614 has many 1 persons households and few 3 and 4 person households, the opposite of the eastern grid.

		Total Acc. Units	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8+ Pers	6+ Pers
Eastern	#	7,835	2,223	2,149	1,201	892	571	366	241	192	799
Grid	%	100.0	28.4	27.4	15.3	11.4	7.3	4.7	3.1	2.5	10.3
607	#	1,055	351	190	96	94	103	81	60	80	221
	%	100.0	33.3	18.0	9.1	8.9	9.8	7.7	5.7	7.6	21.0
BG2.3	#	819	306	177	75	79	77	34	36	35	105
610	%	100.0	37.4	21.6	9.2	9.7	9.4	4.2	4.4	4.3	12.9
	#	859	376	213	96	54	43	38	23	16	77
611	%	100.0	43.8	24.8	11.2	6.3	5.0	4.4	2.7	1.9	9.0
612+	#	861						37	21	12	70
613	%	100.0						4.3	2.4	1.4	8.1
	#	208	80	61	15	15	11	7	10	9	26
614	%	100.0	38.5	29.3	7.2	7.2	5.3	3.4	4.8	4.3	12.5
S.B.	#	13,375	4,183	3,497	1,840	1,387	987	623	623	446	1,481
	%	100.0	31.3	26.2	13.8	10.4	7.4	4.7	3.3	3.1	11.1

In the last decade, South Boston's 1 person households increased by 57%; 2 persons households increased slightly. All other household sizes declined. Trends at the tract level very from this in only a few cases. Tract 608 got an project in 1968, giving it an expecially large increase in 1 persons household and decrease in 3 and 4 person household proportinately. Tracts 610 and 611 both experienced very sharp rises in proportions of 1 person household, possibly due to the isolation of suriving elderly spouses.

4. Overcrowding

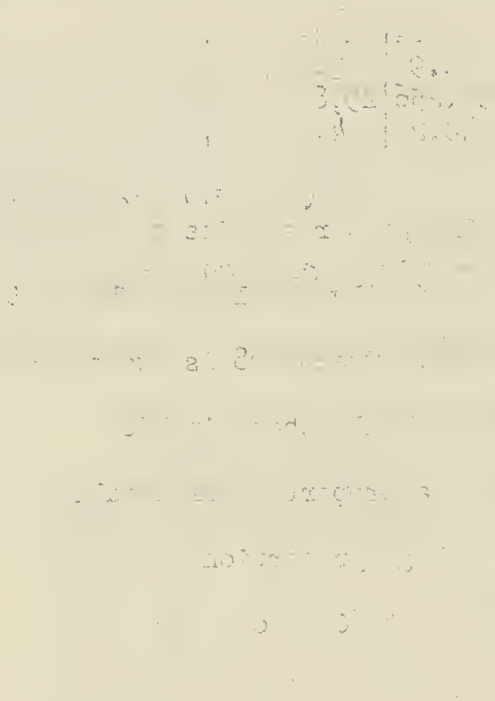
Overcrowding is not a major problem in South Boston as a whole relative to the city, although a slightly greater percentage of South Boston's units are overcrowded (8.8%) than of the city's units (7.6)

	Total Acc. Units	Units with 1.01-1.50 pers/rm		Units with 1.51+ pers/rm		Units with 1.01+ pers/rm	
S.B.	13,375	988	7.4%	193	1.4%	1,181	8.8%
City	217,478	12,353	5.8%	3,927	1.8%	16,280	7.6%

In the last decade overcrowding declined from 11.0% to 8.8%. Overcrowding declined in every tract as well.

Comparison of tracts shows much variation. The eastern grid had the least overcrowding, and even the figure given below is inflated by tract 605 (as explained in the introduction). The western grid has more overcrowding and public housing by far the most. The figure for tract 607 was 19.8%. Tracts 612 and 613 are similar and tract 614, while it has much overcrowding relative to South Boston as a whole, it has no more critical overcrowding than the p.h. tracts.

	Total Occ. Units	1.01-1.50 pers/rm		1.51+ pers/rm		1.01+ pers/rm	
S.B.	13,375	988	7.4%	193	1.4%	1,181	8.8%
Eastern Grid	7,835	446	5.7%	85	1.1%	531	6.8%
Western Grid	1,738	118	6.8%	26	1.5%	144	8.3%
P.H. 607, 611, 610(BG 2&3)	2,733	344	12.6%	74	2.7%	418	15.3%
612	572	40	7.0%	4	.7%	44	7.7%
613	289	18	6.2%	1	.3%	19	6.6%
614	208	22	10.6%	3	1.4%	25	12.0%



5. Household Types

South Boston has a larger proportion of female - headed households than the city and probably larger families. It has fewer male primary individuals and more female primary individual relative to the city. Because of this disparity it can be inferred that primary individuals tend more to be elderly than young people in South Boston, relative to the city. A lower proportion of non-relatives of head supports that notion.

	Head of H-W HH	F.Head	Other Rel Of Head	M Prim	F Prim	non-rel of Head	Other	Total Pop.
S.B.#	6,048	2,371	17,664	1,490	2.934	530	7,434	38,468
%	15.7	6.2	45.9	3.9	7.6	1.4	19.3	100.0
City#	102,120	31,905	257,256	29,875	46,735	24,659	148,372	641,071
%	15.0	5.0	40.2	4.7	7.3	3.9	23.1	100.0

(See Table on next page)

Comparison of tracts reveals some patterns. The eastern tracts can again be separated out, and they show the most H-W family composition. The western tracts (less 608) show similar but less family H-W composition. Tract 608 is skewed toward female primary individuals due to the elderly project built there in 1968. Public housing tracts show the least H-W family composition, with a proportion of female - headed households almost equal that of H-W HH's, and a high proportion of female primary individuals (as expected from earlier analysis, tract 607 shows the largest proportion of female headed HH's and the largest families while tract 611 shows the largest proportion of female primary individuals (the only tract where this proportion is larger than that for females) and the largest proportion of non-relatives of head. Tract 614 has the largest proportion of male primary individuals in the table) Tracts 612 and 13, not shown, have proportion like those of the non-public housing tracts, despite there proximity to public housing.

		Total Pop	Head H-WHH	Other Male Head	F Head	M Pri.	F Pri.	Non-Rel's Head	Other
Eastern	#	22,886	4,017	338	1,091	916	1,473	355	14,969
Grid	%	100.0	17.6	1.5	4.8	4.0	6.4	1.6	64.2
Western	#	3,631	563	64	230	164	206	75	2,329
Grid-608	%	100.0	15.5	1.8	6.3	4.5	5.7	2.1	64.1
608	#	1,268	180	28	76	88	139	15	743
	%	100.0	14.2	2.2	6.0	6.9	11.0	1.1	58.6
P.H.	#	7,923	839	64	791	165	884	42	5,138
	%	100.0	10.6	.8	10.0	2.1	11.2	.5	64.9
614	#	556	73	13	31	56	35	17	331
	%	100.0	13.1	2.3	5.6	10.1	6.3	3.1	59.5

Two trends at the tract level are worth noting, Tract 614 experienced only a small absolute increase in primary individuals and non-relatives, questioning the possibility of a recent influx of student types. Tract 607 (ph) experienced a sharp drop in H-W HH's.

6. Income

South Boston has a much higher proportion of poor families than the city. For Boston, 16.1% earn under $5,000 while the figure for South Boston is 24.9%. This difference is perhaps partially explainable by the large proportion of the South Boston population that is in public housing.

A look at census tracts supports this and reveals old patterns. Eastern tracts have the lowest proportion of poor and the highest incomes. Public housing has the largest proportion of poor and the lowest median incomes. Tracts with elderly in public housing (611, 608, 604) have low individual median incomes (608 & 604 have median individual incomes lower than the corresponding figures for families warrant, though the rest of the tracts hide the real effect of public housing).

Tract 609 is very strange, with a low proportion of family poor and a high proportion of individual poor. It also has many well-off individuals and few elderly relative to the district. While block group data is not available, it is possible that BG4, with rents depressed by proximity to public housing, contains the poor individuals while other block groups contain the families plus the well-off individuals. The same forces may be at work in 614 and 608.

An interesting pattern may exist here. Most of the residential area of 606, 614, 608 and BG4 of 609 lies within a long block of the project in 607. Three of these four tracts have proportions of male primary individuals significantly above the district's. (the other, 608, has ~~an elderly project~~ a large proportion of male primary individuals in BG 4), suggesting the individuals are younger. Tract 607's public housing has the highest proportion of female headed households and has experienced in the last decade a sharp drop in H-W HH's. Where are the men if not in neighboring tracts. In tract 614, a small tract where this pattern would show strongly, there are relatively few people living in the same house as 65, but virtually all the migrants are from within the city.

In 3 of these there are large # of poor individuals. Three of these tracts have low proportions of elderly (the other, 608 has an elderly project)

	Fam #	$5000 %	Hi Med	Lo Med	Indiv #	$2000 %	Hi Med	Lo Med
Eastern -BG1,610	790	15.5	11,207	8,663	901	32.0	5,012	2,878
606	71	31.0	7,100	7,100	49	33.6	2,632	2,632
608	95	30.3	7,840	7,840	112	42.0	2,279	2,279
609	121	19.4	9,316	9,316	156	52.5	1,942	1,942
PH(+BG1 610)	979	46.7	6,659	4,590	554	43.3	2,435	1,931
612&613	181	29.2	7,694	7,558	124	39.4	3,033	2,629
614	30	24.0	9,071	9,071	39	42.2	3,100	3,100

7. Percent Income Spent on Rent

One public housing tract, 611, is the only tract where the proportion of HH's earning $5,000 who pay 25% or more of their income for rent is less than 50%. In all other tracts the proportion is greater than 65% (in 610, BG1 shows the results, and 607 has larger units than the other, giving poor households in these ph units worse breaks than in 611). Tracts in the eastern and western grids and tract 614 have proportions well over 80%, excepting those tracts with elderly projects. Tracts 612 and 613, between to ph projects but without any public housing themselves, have relatively low proportions.

Looking at the whole population, instead of just the poor, eastern tracts have the lowest proportions paying 35% of income on rent. Public housing tracts and western grid tracts are higher.

	Of 5000 % 25%	Of % 35%		Of 5000 % 25%	Of % 35%
601	88.3	20.3	608	67.2	29.5
602	87.8	17.4	609	88.1	25.9
603	88.0	19.3	610	65.7	23.9
604	66.1	17.8	611	49.4	27.9
605	83.7	22.8	612	67.4	22.8
606	80.2	29.4	613	66.7	33.3
607	71.4	31.2	614	90.9	35.0
			S.B.		23.7

Where there exist high proportions of poor and of the whole population paying high %'s of income for rent, it is usually explainable by a high proportion of the population being poor. The exception is 613.

§ Mobility

More people, relatively, report living in the same house in 1965 in South Boston than in the city. Fewer people, relatively, report moving in from oustide the city. South Boston is more stable than the city.

	same as '65 house	City	From oustide City 5 yrs. ago
City #	294,797	141,671	119,905
%	49.8	30.0	20.4
S.B.#	21,489	10.185	2,077
%	60.1	28.5	7.6

Tract totals vary. Eastern tracts have proportion of "same house" above that for South Boston and the only proportions of "outside city" above 10%; thus, while these tracts may be stable, they are the only tracts significantly attractive to definite outsiders. Tract 607 ph has a small proportion of "same house" while tract 611 has the second highest. Tract 613 has the highest proportion of "same house" and tract 612 the second lowest.

But the "same house" category indicates only 5-yr stability, which can be misleading. Tract 613, for instance had a large influx of people between 1960 and 1964 and a much smaller proportion than 612 of people who moved in before 1949. Tract 614, with the second highest proportion of very recent movers ('68-'70), also has the largest proportion of HH's moving in before 1949, suggesting that the last few years have been turbulent ones for a formerly stable community. Eastern tracts, with expected large proportions of HH's there before 1949, have sharply increasing mobility (i.e. comparing proportion of recent movers and breaks the trend of rapidly increasing mobility, despite its ph composition. Almost half of tract 608's HH's have moved in between 68 and 70, partly due to the new elderly project, but partly supporting trends that exist in 606 and 614.

Selected		-1949	1950-9	1960-4	1965-7	1968- March 70	Total
Eastern	#	1,829	1,204	1,157	1,311	1,910	7,411
-BG 610	%	24.7	16.3	15.6	17.7	25.8	100.0
606	#	85	56	30	117	87	375
	%	22.7	14.9	8.0	31.2	23.2	100.0
607	#	44	163	231	237	367	1,042
	%	4.2	15.6	22.2	22.7	35.2	100.0
608	#	103	65	39	98	269	574
	%	17.9	11.3	6.8	17.1	46.9	100.0
611	#	191	238	189	118	140	876
	%	21.8	27.2	21.6	13.5	16.0	100.0
614	#	56	19	25	20	85	205
	%	27.3	9.3	12.2	9.8	41.5	100.0

B. HOUSING

1. UNIT SIZE

Relative to the city, there are very few small units in South Boston, many middle - sized units, and slightly fewer large units.

	Total dir's	1 rm	2 rm	3-4 rm	5 rm	6+rm
City #	232,448	14,205	16,354	84,842	55,747	61,104
%	100.0	6.1	7.0	36.5	24.0	26.3
S.B. #	14,259	126	441	6,894	3,441	3,344
%	100.0	.9	3.1	49.3	24.1	23.5

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On the tract level, ph is shown to be most markedly bunched into middle-sized units. In general, non-ph tracts have proportions of large units much larger than that of South Boston.

	total dir's		1&2 rm		3&4 rm		5 rm		6+ rm	
Eastern #-%	8310	100.0%	435	5.3%	3350	40.3%	2133	25.7%	2390	28.8%
609 #-%	997	100.0%	28	2.8%	445	41.6%	237	23.8%	316	31.7%
PH #-%	2800	100.0%	28	1.0%	1951	69.7%	590	21.1%	231	8.5%

Only 2 and 3 room units increased over the last decade. All other unit sizes, especially 1 room units, decreased. Eastern tracts, though high in proportion of large units in 1970, experienced a decrease since 1960 in these units and the largest increase in 2 room units.

4. Structure Type

h35

South Boston relatively fewer large structures and more 3-4 units structures when compared to the city.

		year round d.u.'s	UNITS IN STRUCTURE 1	2	3-4	5-49	50+
City	#	232,406	34,225	37,310	69,213	79,429	12,229
	%	100.0	14.7	16.1	29.8	34.2	5.3
S.B.	#	14,226	2,124	2,186	6,045	3,650	221
	%	100.0	14.9	15.4	42.5	25.7	1.8

Public housing tracts have a majority of units in structures with 5-49 units, for more than any other tract. Non-public housing tracts with large proportions of units in structures with more than 4 units are 601, 612, 614.

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5. Age of Structures

South Boston's housing stock is older than the city's.

	year-round d.u.'s	before 1939	year 40-49	STRUCTURE BUILT → 50-59	60-64	65-68	69-70
City #	232,406	179,391	18,134	13,742	7,800	11,349	1,990
%	100.0	77.2	7.8	5.9	3.4	4.9	.9
S.B. #	14,226	11,785	1,622	449	130	207	33
%	100.0	82.8	11.4	3.2	.9	1.5	.2

The vast majority of all housing built after 1940 in South Boston is public housing, elderly and family. Only tracts 601 and 612 among those without public housing have proportions built after 1940 in excess of 10%. In 612, most of this newer housing was built before 1950. In 601, however, a significant amount was built after 1965.

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6. Rent Levels

Rents in South Boston are lower than in the city. No South Boston tract has a median contract or gross rent above the city medians.

Highest median gross rents occur in the eastern grid, and, within this grid, in the southeast corner. Next highest median gross rents occur in the western grid and 612-613. Lowest rents are in public housing and tract 614. The median gross rent for the city is $126/mo.

Eastern Grid Tracts	Median Gross Rent
601	$125
602	118
603	114
604	104
605	108
610(BG1) EST.	100+

Western Grid Tracts	Median Gross Rent
606	$ 92
608	87
609	100
612	90
613	97

P.H. Tracts	Median Gross Rent
607	$74
611	68
610(BG2&3) EST	73
614	80

D R A F T

7. Value of Single Family Structures

Values are significantly lower in South Boston than the city. In South Boston the majority are below $10,000. In the whole city 47.5% are above $20,000.

Eastern tracts, except 605, have values avove $12,000. Tracts 605, 612, and 613 have the values nearest to that, but still $4,000 or so less. Western tracts, 614 and 607 (the only predominatly pbulic housing with any values) are quite low.

Eastern Grid Tracts	Med Values
601	$13,800
602	12,700
603	13,100
604	12,500
605	8,500
610(BG1)	12,100

Western Grid Tracts	Med Values
606	$5,000
608	5,600
609	7,200
	Med Values
614	5,000

P.H. Tracts	Med Value
607	$6,300
610	-
(BG2&3)	-
	Med Values
612	8,300
613	8,500

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III. CORRELATIONS

A. OF AREAS OF AGE CONCENTRATION WITH INCOME

Age concentrations appear in public housing, where there are the lowest incomes. Tract 607, with large families, many kids, and many female-headed households, had the lowest median family income. Tract 611, with many elderly, had the lowest median individual income. Tract 610 had concentrations of kids and elderly not as marked as far 607 and 611 respectively, in addition, tract 610's median incomes were not so low as 607 and 611. Tracts 604 and 608 have concentrations of elderly in elderly projects and have median individual incomes which appear low relative to family income (that is, the median individual incomes may not be low relative to other tracts because the project is small compared to the host tracts).

Eastern tracts have low proportions of youths and elderly but high proportions of middle-age (25-54). They are also clearly the tracts with the highest median incomes.

Outside public housing, concentrations of elderly do not necessarily correlate with low median individual income and vice versa. Tract 609 has low proportions of elderly and a low median individual income. Tract 612 has high proportions of elderly without a very low median individual income. Tracts 613 and 614 have high proportions of young elderly (60-64) without low median individual incomes.

Rents

Median rent values correlate with age similarly to income. In fact, tract 610 can be broken into block groups for rent and further confirms the correlation.

Age Groups

In no tract are there significant concentrations of 2 age groups. Generally, when there are concentrations of elderly, others are low, and when there are concentrations of kids or middle-age, elderly is low. The exceptions is 610(BG2&3) which has high proportions of kids and elderly. When elderly are not a high proportion, non-public housing tracts have high proportions of middle-age while public housing tract has high proportions of kids.

Household Size

Generally, when there are concentrations of elderly (608, 611, somewhat in 612, 610), there are concentrations of 1 person households. Where there are concentration of middle-age (eastern tracts), there are concentrations of 3-5 person households. Where there are concentrations of kids, there are high proportions of 6+ person households.

Overcrowding

Tract 614 is the only non-public housing tract with high overcrowding, though it has no unusual critical overcrowding (1.50+ persons/rm). Public housing does have critical overcrowding. Tract 614 is unusual in the fact that the vacancy rate is comfortable; also unlike public housing, which has very low vacancy rates. If single, transient men are moving into 614 (either student types or due to proximity to 607) and doubling or tripling up to cause concentration in any age group under 45. Otherwise, overcrowding occurs only in public housing and correlates, of course, with other public housing factors.

Tenure, Vacancy, Race

Public Housing creates the only significant correlations in these areas,

becuase they are so heavly renter-occupied, have such low vacancy rates, have nearly all the blacks, and have age concentrations as well due to the rent break they offer.

An exception might be 611, where the concentration of elderly may be a determining factor in stability and thus the remarkably low vacancy rate of 1.0%.

Correlations with

B. ~~OF~~ TENURE WITH STRUCTURE TYPE

Structure Type This seems to be the determining factor in tenure. The five tracts where owner occupancy exceeds 30% are among the seven tracts with a high proportion of units in 1 and 2 unit structures. Also, tracts 604 and 609, with the highest owner occupancy, are among the 3 tracts with the highest proportion of units in 1 and 2 unit buildings. Tracts 608 and 614, though they have high proportions of units in small buildings, do not have high owner occupancy becuase they are skewed by an elderly project and the presence of many large buildings respectively. ~~(Transient ——— of many occupants)~~.

Four tracts have low owner occupancy and all have a high proportion of units in large (5+ unit) buildings. Only one, tract 612, is not public housing, though.

These correlations reveal the weakness of measuring owner occupancy by unit instead of by structure.

Unit Size Of the same five high owner occupancy tracts, 3 have proportions of large units (7+ rms) significantly larger than that for South Boston as a whole. This is true also for BG1 of tract 610. One of the other two has a slightly larger proportion, the other, slightly smaller.

Low owner occupancy tracts, public housing and non-public housing, have high proportions of middle-sized units (3-5rms).

One should note that unit size probably correlates with tenure through structure type. Single family houses, for instance, are probably the largest units.

Income

High owner occupancy does correlate with income. Of the five high owner occupancy tracts, 4 are among the 6 tracts with median family incomes above $9,000. Tract 613 is the exception.

Public Housing tracts naturally have low incomes as well as low owner occupancy, but tract 612 also has the second lowest median family income.

Large spread of [illegible]

Guest owner occupied [illegible]

Tract	%	Med. Price
501	38	107
502		106
503	37	100
512	35	97

Household Size, Type

A low number of primary individuals and 1 person households correlates with high owner occupancy. High proportions of large households and "other relatives of heaf" correlates somewhat with low owner occupancy, but mostly through public housing. Low owner occupancy correlates with high proportions of "female headed'HH's" in tract 612 as well as public housing.

Rent Levels

Low owner occupancy correlates with low median rent only in public housing.

The five high owner occupancy tracts are all among the 7 with the highest median rents. This involves a large spread of median rents, however, (97-125). Within this, comparing the 2 highest owner occupancy tracts to rent levels does not yield as high a correlation.

Tract	%	Med Gross Rent
601		125
602	33	118
603	35	114

Tract	%	Med Gross Rent
604	38	104
605		108
609	37	100
613	35	97

Race, Vacancy Rates

Public housing causes the only correlations here.

C. CORRELATION OF VACANCY RATES WITH OTHER Variables ~~INCOME RENT~~

INCOME Public housing has low vacancy rates and low incomes.

Outside public housing, low vacancy rates correlate strongly with high median incomes. The three non-public housing tracts with the lowest vacancy rate have 3 of the 4 highest median family incomes.

The four tracts with the highest vacancy rates are amont the 6 non-public housing tracts with the lowest meadian incomes.

RENT Median rent levels follow this pattern more strongly for low vacancy rate non-public housing tracts, but much less strongly for high vacancy rate, non-public housing tracts.

Rent/Income Ratio

This statistic is able to incorporate both public housing and non-public housing tracts into the same analysis. The high income, low vacancy rate tracts have a small proportion of people paying in excess of 35% of income for rent, implying that, relative to income, these residents are getting good breaks on housing.

In public housing, while many suffer a rent/income ratio greater than 35%, many fewer poor do so than in other tracts, implying that, considering their income, these residents are getting a good break, better anyway than is available elsewhere.

The result is high demand and low vacancy rate in each area.

Note that high vacancy rate did not correlate with low rents in non-public housing tracts nearly as strongly as it did for low incomes. That makes sense here. In non-public housing tracts, high vacancy rate will correlate with low incomes and high rents (i.e. high rent income ratio).

Race

The fact that blacks are concentrated in public housing may suggest that outside pressure aids low rents in producing a low vacancy rate in public housing.

Structure Age

High vacancy rate correlates with age. High vacancy rate areas have very high proportions of buildings built before 1940, except in tract 608.

Tract	Rate	% built before 1940
605	9.5	96.0
606	18.8	100.0
608	10.4	80.2
609	13.0	100.0

Tract 608 is the only one of these where the vacancy rate declined in the last decade. This tract lost almost 30% of its housing stock during that decade, probably old, vacant buildings.

Public housing is newer than the rest of South Boston's housing stock and this might contribute to its low vacancy rate.

Mobility

Mobility and high vacancy rate correlate. The four high vacancy rate tracts are among the five with above (S.B.) average proportions moving in during 69-70. They have corresponding low proportions moving in before 1965. Tract 607 (P.H.) is the "extra" with low vacancy rate and high mobility.

Other public housing tracts combine with non-public housing low vacancy rate tracts to form the bulk of tracts with high stability.

Overcrowding

There is a strong correlation here only in public housing and tracts 614 and 601. Tract 601 has a very low vacancy rate and the lowest overcrowding. Tract 614 has a moderate vacancy rate and very high overcrowding (though little critical overcrowding). Public housing has much overcrowding (including

critical) and the lowest vacancy rates. The implication is that the poor may be getting a better break in public housing than the world outside, but they need more help still.

Structure Type

Outside of public housing, the only correlation is a slight one between high vacancy rate and a high proportion of 1-unit structures.

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4. CORRELATIONS WITH UNIT SIZE

Household Size

Overcorwding statistics can be explained fairly well by simply comparing the number of 6+ person households to the number of 6+ room units.

Tract	#6+ pers HH	#6+ rm.units	6+ units / 6+ HH's	% Over-crowding
601	130	482	3.7	5.4
602	95	311	3.3	7.0
603	148	491	3.3	7.0
604	216	617	2.9	6.1
605	157	343	2.2	8.1
606	32	68	2.1	9.4
607	221	146	.7	19.8
608	49	114	2.3	8.4
609	102	316	3.1	7.7
610 BG1	53	146	2.8	6.6
610 BG2&3	105	71	.7	14.3
611	77	14	.2	10.7
612	47	104	2.2	7.7
613	23	66	2.9	6.6
614	26	55	2.1	12.0
S.B.	1,481	3,343	2.3	8.8

A high ratio of large units to large HH's correlates with low overcrowding. In tracts like 607, which have large families, the effect of this ratio is more telling. Tract 614 has a moderate ratio but serious overcrowding. Overcrowding in that tract is probably due to unrelated individuals doubling. Note also there is little critical overcrowding.

5. Correlation With Rent Levels

Age of Structure

There is no strong correlation other than the public housing caused correlation between newness and low median rent. This finding is counterintuitive.

Location may explain some rent variation. There is some evidence that beach oriented block groups, for instance, have high rents. BG-4 of tract 601 has by far the highest median gross rent and is the most beach-oriented. This is inconclusive, however. This block group and tract in particular have at least 3 new, fairly expensive-looking ap't complexes. Tract 601, with a large chunk of housing built in 65-68 may represent the one age-high rent correlation, but the new building acitvity may be due to the location.

Rehabilitation may explain some rent variation. Personal observation confirms that many 3-D's in areas of high median rent have fresh paint, or, much more commonly, new aluminum siding.

Value of Single Family Structures

There is a strong correlation between high value of single family structures and high rent. The highest median rent and median value tracts are the same. The highest 3 are the same. The highest 6 are the same. The eastern 5 tracts plus BG1 of 610 are all of the tracts with median rents greater than $100 and all of the tracts with median values greater than $12,000. Tract 614 has the lowest non-public housing median rent and one of the 2 lowest median values.

Tracts 605, 606, and 609 have median values which are low relative to their median rents. But these tracts experienced the 3 highest percent increases in median rent in the last decade and among the lowest percent increases in median values. The implication is that for some reason, perhaps, due to low "owner occupied turnover and hi renter turnover, owners did not perceive value

increases but did raise rents due to higher rental demand and costs.. There is no check since mobility is not broken out by tenure.

Type of Structure

There is no correlation outside public housing.

6. Overcrowding

Race, Household Type and Size, hi rent/income ratio

Overcrowding does correlate with race in public housing, most strongly in 607. Overcrowding does correlate with large proportions of 6+ persons households in 2 public housing tracts, most strongly in 607. Overcrowding correlates somewhat with high rent/income ratio, strongly in 607. Overcrowding correlates with high proportion of female-headed household's in public housing, strongly in 607. Overcrowding correlates with a high proportion of 1 persons households and male primary individuals in tract 614. Low overcrowding correlates with low rent/income ratios in the eastern, non-public housing tracts, and with low numbers of blacks for reasons described below.

Looking at tract 607 in particular (since 610 is not all public housing and 611 is elderly ~~represented~~ 25), it has nearly two times the overcrowding of any other tract, nearly two times the proportion of large HH's, fully 46% of all South Boston's blacks, an unusually hi rent/income ratio, and even a high rent/income ratio for those making less than $5,000. We can try to judge that low income people get a good break in public housing but the rent/income ratio belies that fact a bit. It may be a better break, but it is not good. We can argue that large household's can't find housing easily outside the tract, but the overcrowding and low proportions of 6+ rm units in the P.H. project contradicts this, at least partially. This implies that blacks are forced into public housing, 607 particularly, as much for social as economic reasons.

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Correlates OF HIGH RENT/INCOME RATIO WITH

Income

Income correlates to some degree with high rent/income ratios. Eastern tracts have high median incomes and few high ratios. But tracts 619, and 614 have high median incomes and high rent/income ratios.

Tract 607, with the lowest median income, has the highest rent/income ratio.

Note that when you measure rent/income ratio for the poor only (less than $5,000), large proportions paying over 25% correlates almost exactly with low median income.

Household Type

Hi rent/income ratio seems to correlate with more primary individuals or female-headed HH's as opposed to H-W HH's. Tracts 601-5, 609, 612 and 613 have proportions of H-W HH's above that for South Boston. All but 609 and 613 have proportions of people paying over 35% less than that for South Boston. All but one of the tracts with high proportions either of female-headed HH's or primary individuals (or both) have more properties paying 35% or more which are higher than the S.B. prop~~are above~~, however) the 4 tracts where both female headed household and primary individuals are above average are not the tracts with the highest rent/income ratios.

Unit Size

Some of the same ambiguities exist here as for household size. For eastern tracts, it can be said that low proportions of people with hi rent/income ratios correlates with the presence of large units. In these tracts, relatively well off, large families occupy the large units. For public housing tracts the correlation holds at the other end of the spectrum.

But 608, 609, 613, and 614 have many large units plus many people paying more than 35%.

Race

There is no correlations outside public housing.

Boston

all have ~~no~~s of spec...

income ratio. 60%, ...

Eg proportions ...

Household Size

There doesn't seem to be any strong relationship here, mostly because HH sizes don't vary that much from tract to tract (outside 607). In 607 and 614, the pressure of large household correlates with a hi rent/income ratio as one would predict. However, eastern tracts have fairly large % of 6+ persons HH's but small proportions of people paying over 35%.

There is evidence that large proportions of small, 1 persons HH also correlates with a large rent/income ratio. 608, 611, and 614 have the largest proportions of 1 persons HH's and all have ~~no's of~~ proportions spending 35% or more for rent greater than the % for all of South Boston

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South Boston

Introduction - Summary

B.R.A. 1972

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